

This instrument was prepared by

(Name) Michael A. Newsom, Attorney at Law

(Address) 2010 City Federal Building, Birmingham, Alabama 35203

WARRANTY DEED- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen thousand four hundred and no/100 (\$17,400.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Homer L. Dobbs and wife, Peggy R. Dobbs; W. D. Upton and wife, Annie L. Upton,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Donald E. Franklin and wife, Winnifred W. Franklin,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 32, according to the Survey of Shadowbrook, as recorded in Map Book 6, Page 102, in the Probate Office of Shelby County, Alabama.

Subject to taxes due for the year 1977 and subsequent years.

Subject to 50-foot building set back line from Brook Run.

Subject to utility easements on South and East sides of said lot as shown on recorded map of said subdivision.

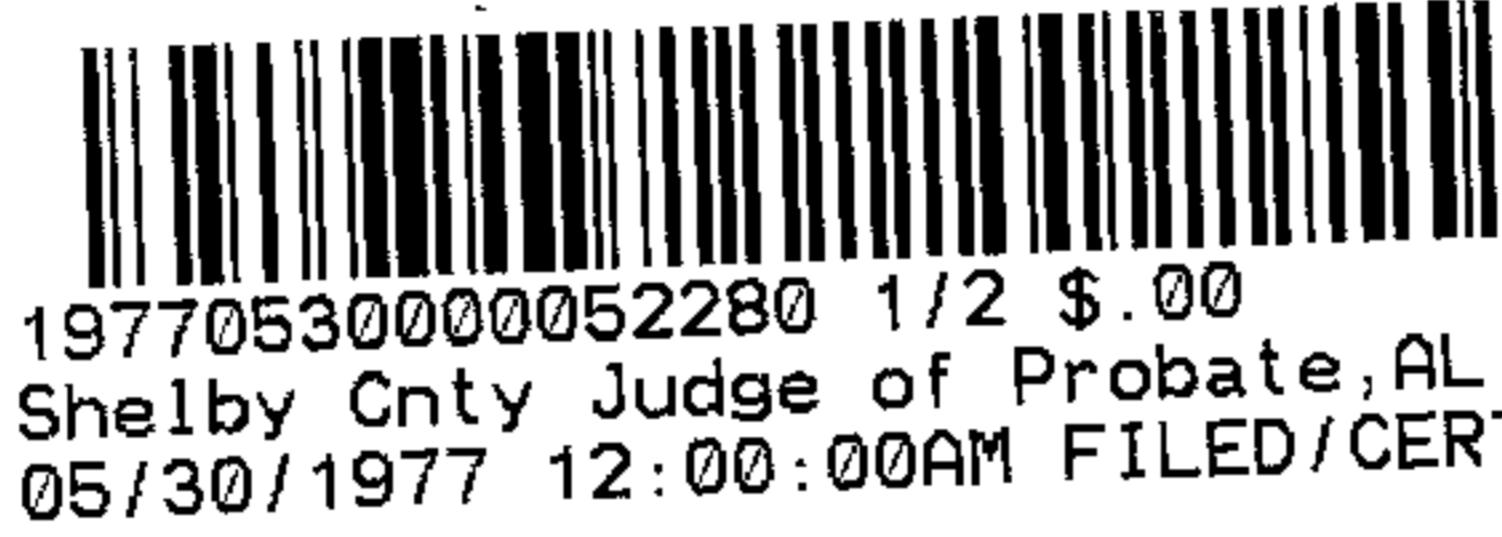
Subject to 20 foot easement extending across subject property as shown by recorded map of said subdivision.

Subject to transmission line permit to Alabama Power Company recorded in Deed Book 129, Page 567, in the Probate Office of Shelby County, Alabama.

Subject to title to minerals underlying caption lands, with mining rights and privileges belonging thereto.

Subject to restrictions and protective covenants appearing of record, as recorded in Book Misc. 16, at Page 561, in the Office of the Judge of Probate of Shelby County, Alabama.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hands(s) and seal(s), this day of, 19 77

HOMER L. DOBBS (Seal)

PEGGY R. DOBBS (Seal)

By: HOMER L. DOBBS, attorney in fact.

W. D. UPTON (Seal)

ANNIE L. UPTON (Seal)

By: W. D. UPTON, attorney in fact.

STATE OF ALABAMA JEFFERSON COUNTY

General Acknowledgment

I, Michael A. Newsom, a Notary Public in and for said County, in said State, hereby certify that Homer L. Dobbs, individually, and W. D. Upton, individually, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of May A. D., 19 77

Michael A. Newsom Notary Public

Dobbs Realty

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Michael A. Newsom, a Notary Public in and for said County, in said State hereby certify that Homer L. Dobbs, as attorney in fact for Peggy R. Dobbs, under instrument recorded in Book 17, Page 32, in the Office of the Judge of Probate of Shelby County, and W. D. Upton, as attorney in fact for Annie L. Upton, under instrument recorded in Book 17, Page 34, in the said Probate Office, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that pursuant to the powers of attorney referred to hereinabove, and with full authority as such attorneys in fact for the said principals, and being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27 day of May, 1977.

Michael A. Newsom
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1977 MAY 30 AM 8:47
Rec. 400
Seelby 1750
F. James A. Snowden, Jr. 100
JUDGE OF PROBATE
22.50

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19770530000052280 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/30/1977 12:00:00AM FILED/CERT

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
112 NORTH 21st STREET
BIRMINGHAM, ALABAMA 35203

RECORD FEE \$ _____